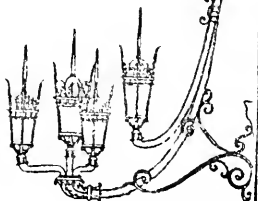


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LAND USE AND PHYSICAL DEVELOPMENT IN THE CGD

(DRAFT)



Boston Redevelopment Authority
Planning Department
September 1972

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TABLE OF CONTENTS

I	PURPOSE
II	BOUNDARIES OF THE STUDY AREA
III	SCOPE AND METHODOLOGY
IV	STRUCTURE OF THE CGD
V	DEVELOPMENT PRESSURES IN THE CGD
VI	IMPACT OF DEVELOPMENT FORCES ON THE CGD
VII	A REVITALIZATION STRATEGY FOR THE CGD
VIII	IMPLEMENTATION METHODOLOGY
APPENDIX I	PROJECT FLOW CHART
APPENDIX II	MAPS
APPENDIX III	SUMMARY TABLES
APPENDIX IV	IMMIGRATION DATA
APPENDIX V	SAMPLE DATA SHEET

I. PURPOSE

The area under consideration in this study is a commercial, residential, and industrial area adjacent to the Central Business District (CBD) in Boston. This area is an integral part of Boston's Chinese community and the garment district (CGD).

This study has a fourfold purpose:

1. To examine the physical characteristics and identify the major users of the CGD.
2. To discuss the development pressures presently affecting the CGD and assess the relative impact of such pressures.
3. To develop a strategy for future physical development in the CGD.
4. To suggest methods for implementation of such a development strategy and how this can be tied in with adjacent development.

II. BOUNDARIES OF THE STUDY AREA

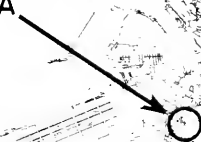
The CGD boundaries as defined in this study are Essex Street, Kingston Street, the John F. Fitzgerald Expressway, Kneeland Street, Knapp Street, Beach Street, and the boundary of the Park Plaza Project between Beach and Essex Streets.

III. SCOPE AND METHODOLOGY

A. Scope

The scope of this study will attempt to answer the questions implied in the statement of purpose through analysis of parameters pertinent to physical development such as land use, building size and functional uses, zoning coverage, and relative assessed values.

CGD PROJECT
AREA



CGD PROJECT
AREA LOCATION MAP



C. G. D. PROJECT
BOUNDARY

B. Methodology

Building surveys, assessment data, and Sanborn Maps were used to develop a fact sheet for each lot in the study area containing information on ownership, assessed value, tax exemptions, functional uses found in each building, and the total square footage allowed for such functional uses.

The fact sheets were used to develop land ownership, zoning coverage, and relative assessment maps. A series of overlays was used in conjunction with the above maps and fact sheets to identify areas of low zoning coverage, relatively low assessment, vacant buildings and floors, vacant land, or any combination of these factors.

IV. STRUCTURE OF THE CGD

A. General Physical Characteristics of the CGD Based on Building Size and Functional Uses

The CGD Study Area encompasses approximately eight blocks and contains 106 structures ranging from one to eleven stories in height. Eighty percent of these buildings are three- to six-stories high.

All the buildings in the CGD contain a multiplicity of mixed and/or multiple uses; i.e., a structure can contain several functions related to a single use or several distinct uses with no functional relationship.

Commercial, industrial, residential, and community uses can be found in the same building or in combinations of buildings; but commercial and industrial uses predominate and set the general character of the CGD.

B. Identification of Major Users of the CGD

A walking survey of the study area and examination of the fact sheets indicate that there are four major land users in the CGD.

1. An active Chinese presence is obvious from the number of Chinese commercial establishments, residences, and community facilities.
2. A survey of the industrial buildings in the area reveals that they are predominantly used for garment manufacturing and wholesaling activities, along with various support services for the garment industry.
3. The New England Telephone and Telegraph Company maintains a telephone switching operation in several large buildings in the area.
4. The Mass. DPW maintains a site used for an expressway ventilator building. As such, they pay no taxes but allow community recreation facilities on DPW-owned land in the area.

The Mass. DPW and N. E. Tel and Tel account for 12% of the floor space and 11% of the land area in the CGD. Since they do contribute a significant public-related commercial presence in the area, they should be accounted for in any area-wide studies. For discussion purposes then, they will be considered part of the garment-related, commercial/industrial users.

Further indications of the fact that the Chinese community and the garment industry are the two active users of the CGD are reflected in land and building ownership and building functional use patterns exhibited by each in terms of their respective holdings in the CGD.

Analysis of the above information in relation to zoning coverage and relative assessment patterns in the CGD reveals the following general characteristics of each.

C. Characteristics of the Users of the CGD

1. The Chinese Community

At present, 43% of the total land area and 35% of the total building square footage in the CGD is under Chinese ownership. Building use patterns exhibited by the Chinese indicate that the Chinese holdings in the CGD are the cultural, commercial, and social core of the Chinese community in Boston, as well as being a Chinese residential district. All Chinese-owned buildings exhibit high intensity use patterns. The Chinese-owned buildings in the CGD range from one to eight stories in height, but 75% of the Chinese holdings are 3 and 4 story buildings. The Chinese own 82% of the three story and 77% of the four story buildings in the CGD.

Characteristically, then, since the Chinese own the predominantly smaller buildings in the CGD, the assessed values of Chinese properties are in the middle to lower range found

in the area; and the majority of the buildings owned by the Chinese are underutilized from a zoning standpoint only because of their size.

2. The Garment District

Presently 51% of the total land area and 65% of the building square footage in the CGD is under the control of garment industry users.

The term garment industry is used in a functional sense only, as many of the buildings occupied by the garment industry are owned by various realty companies and/or trusts and are rented to garment industry users. The total above also includes the Mass. DPW and N. E. Tel and Tel, who account for 19% of the land area and 34% of the building square footage tabulated for commercial/industrial use and own the property they occupy.

Examination of the building size and use patterns exhibited by the garment industry shows that 82% of the floor space occupied by the garment industry and N. E. Tel and Tel is used for commercial/industrial purposes, and these commercial/industrial uses are contained in the larger buildings in the CGD. Garment industry related users occupy six of the eleven six-story buildings, both of the seven-story buildings, four out of five of the eight-story buildings, and the only eleven-story building in the CGD.

It is obvious then, that the garment industry and N. E. Tel and Tel occupy the more highly assessed buildings and, although the entire area is underutilized from a zoning standpoint, garment industry users occupy less underutilized buildings based on zoning coverage.

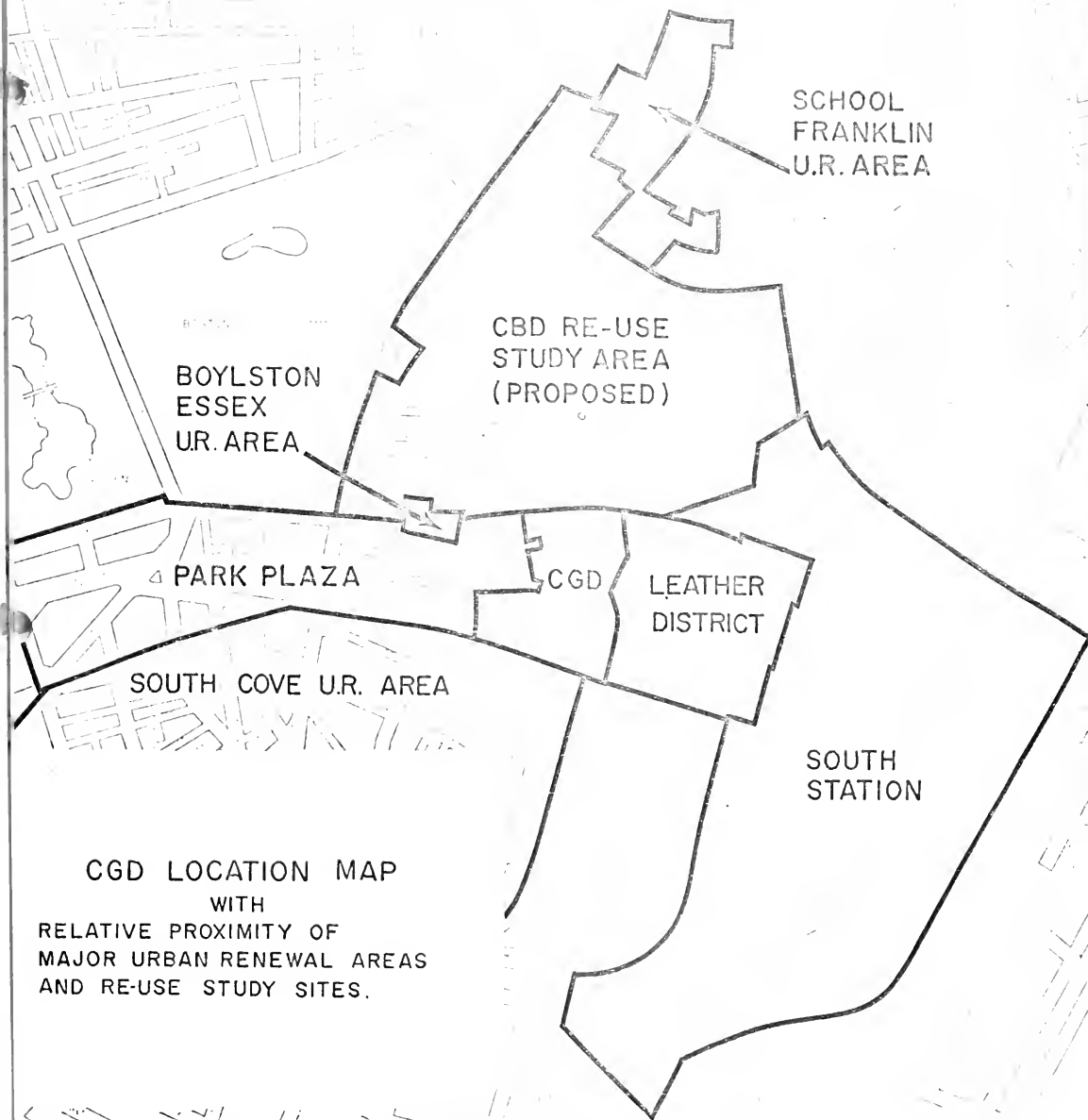
V. DEVELOPMENT PRESSURES IN THE CGD

The location of the CGD relative to major urban renewal areas in the city and internal socio-economic pressures from within the area itself are subjecting the CGD to various development pressures, including but not limited to the following:

A. Chinese Physical Development

In 1965 the United States abolished the natural origins quota system, and almost immediately the Chinese immigration rate increased fivefold in the next two years. Between 1966 and 1970, although the yearly immigration rate has declined from 312 per year to 154 per year, 1,290 immigrants have come to the Chinese community in Boston. Although many have marketable skills through professional training and/or experience, the language barrier usually makes employment elsewhere impossible. And, most immigrants are dependent on the Chinese community for housing and employment, which usually takes the form of restaurant and/or laundry work. Many Chinese women, however, have found work in the garment industry in the CGD.





CGD LOCATION MAP
WITH
RELATIVE PROXIMITY OF
MAJOR URBAN RENEWAL AREAS
AND RE-USE STUDY SITES.

These factors, when added to the desirability of living in a Chinese community, the Chinese social activities and community services in the CGD, and the fact that the CGD is oftentimes the only source of indigenous Chinese goods in New England, produce a major commercial/residential development thrust in the interest of the Chinese community in the CGD.

B. Park Plaza

Park Plaza, which abuts the CGD, is a multi-city block urban renewal project to restructure the downtown area to the west of the CGD and, as such, will be geared to large public plazas, hotels, apartments, and office and commercial space.

Due to its proximity to Park Plaza, the CGD could become a prime resource area in terms of a residential and commercial area for employees; a source of commercial space for businesses offering support services to the project's commercial tenants and, in providing a labor force.

C. South Station

The South Station Urban Renewal Project encompasses the complete reconstruction of the South Station and Fort Point Channel area as the major bus and rail transportation center for metropolitan Boston. This project is within a 5-10 minute walking distance directly east of the CGD. The CGD again, due to its proximity to the South Station Urban Renewal Area, could become a major resource area for employee residences and service industries and in providing a labor force.

D. The Garment Industry

The garment industry is a major factor in the development pressures extant in the area because garment industry buildings provide the development resources found in the CGD.

The garment industry, as a whole, is in a period of economic decline, and the Boston segment is no exception.

Many New York based garment manufacturers have closed their Boston manufacturing operations and/or showrooms, some garment concerns have left the downtown area or have been absorbed by larger companies, and some have gone out of business. The end result is that a quantity of buildings utilized by the garment industry have become underutilized and/or partially vacant. These buildings, and the resulting square footage of floor space available in them, are oftentimes a key factor in land assembly for development sites.

E. The CGD Reuse Study (Proposed)

The BRA is presently studying the underutilized buildings in the Central Business District abutting the CGD to the north. These buildings have become generally underutilized due to changing economic factors in the overall retail trade economy and the availability of office space in new buildings such as Washington Mall, One Beacon Street, Government Center, etc. The thrust of this study will be to look at the possibilities for reuse of these buildings as the basis for a commercial/residential district that could stand alone or become a resource area for the nearby urban renewal projects.

In summary, the CGD is being acted upon by a variety of development pressures both from within and without that could have a major effect on both the composition and economic structure of the area. Proper analysis of the impact of these development pressures is essential to the integration of the CGD into the realignment and renewal of the downtown core.

VI. IMPACT OF DEVELOPMENT FORCES ON THE CGD

A. Developing Trends

Two major concerns of the various community groups, business associations, and landowners in the CGD are:

1. the continued planning and development of urban renewal projects and study areas surrounding the CGD
2. the overall effect of these projects and study areas on existing development pressures within the CGD.

As a direct result of efforts to anticipate and/or plan for the effects of these concerns, numerous trends in physical development are surfacing in the CGD. These trends have become readily identifiable through planning studies in this and adjacent areas, and communication with CGD residents and landowners. Some of the trends identified in this manner include:

1. increased pressure on the Chinese community to meet housing and commercial needs of the Chinese in the CGD
2. the accelerated loss of the garment district and the related loss of jobs for Chinese women employed in the CGD

3. the conversion of buildings formerly utilized by the garment industry to residential and commercial uses. This is being accomplished by several methods:
 - a. conversion of whole or part of a building by the owner
 - b. buying the entire building for such purposes
 - c. piecemeal conversion by the owner as garment industry leases expire
4. the consolidation of real estate assessments. This is accomplished by re-assessing several buildings under the same ownership as one large building, as long as the property is in the same city block
5. the demolishing of unprofitable buildings to create parking lots
6. the possible migration of the combat zone from within the boundaries of Park Plaza to the CGD

In summary, the development pressures acting on the CGD have generated observable development trends. These trends reflect how the residents and landowners perceive possible future physical development in the area.

B. Location of Hard/Soft Areas

A third major concern of the various community groups, business associations, and landowners in the CGD is the impact of development pressures on the land and buildings in the area. This impact is reflected in the susceptibility of buildings and lots in the CGD to various types of development.

The analysis of zoning coverage, relative assessments, and land ownership in relation to land and building use patterns facilitates the identification of areas in the CGD that are either hard (not susceptible to development pressures) or soft (susceptible to development pressures) from a development planning standpoint.

The method used for this analysis was a series of map overlays, each overlay containing information relative to one of the areas listed above. Comparison of each of the above overlays to each other and the land and building use patterns from the fact sheets identifies areas in the CGD containing low assessment, low zoning coverage, vacant land, vacant buildings, etc., or any combination of the above. This criteria was used to identify possible development sites.

In addition, this method was used to identify areas where these factors were not present; i.e., areas where development is not likely to take place.

A preliminary study was done along these lines and the following hard/soft areas identified:

1. Hard Areas Where Development is Not Likely to Take Place:

- a. The New England Telegraph & Telephone complex on Harrison Avenue, Essex Street, and Oxford Street.
- b. The Department of Public Works owned land on Hudson Street.
- c. The Chinese Merchants Building on Hudson Street.

- d. The ILGWU Building at the corner of Beach Street and Harrison Avenue.
 - e. The building at the corner of 31 Beach Street and 71 Harrison Avenue owned by 31 Beach Street Trust.
 - f. The building at the corner of 46 Beach Street and 42 Harrison Avenue owned by Tung Fong Realty, Inc.
2. Soft Areas Where Development is Likely to Take Place:

The following sites were identified as likely areas for initial development work, regardless of potential developers involved.

a. Phillips Square Site

This is an expansion site amenable to redevelopment. It consists of a tavern adjacent to a large parking lot and is located at the corner of Essex Street and Harrison Avenue.

b. 24-36 Kneeland Street Site

This is a six-story building with some commercial activity on the first floor, but the remaining five floors above are vacant. Rehabilitation of this building, if proven to be structurally sound, would be an obvious choice.

c. Harrison-Tyler Site

This site is composed of the Glazer Building, which runs from 68-74 Harrison Avenue through to Tyler Street and the large parking lot adjacent to the building. This site offers a number of redevelopment and rehabilitation possibilities.



C. G. D. PROJECT

HARD AREAS AND POTENTIAL DEVELOPMENT SITES

HARD SITES



REHABILITATION/RENEWAL SITES

REHABILITATION SITES

d. Oxford-Edinboro Street Site

This site consists of the row housing on Oxford Street, from the Community Center at 20 Oxford to the corner of Beach Street, the parking lot behind the row housing, and the Chinese buildings on Edinboro Street. This site is amenable to either rehabilitation and/or redevelopment of the row housing, with the Edinboro Street buildings available for rehabilitation as relocation sources.

VII. A REVITALIZATION STRATEGY FOR THE CGD

A. The Strategy

Based on analysis of trends surfacing as a result of development pressures and the present socio-economic structure of the CGD, the optimum revitalization strategy for the area is a development program based on a neighborhood development concept.

1. The Neighborhood Development Concept

A diversity of ethnically oriented neighborhoods has long been a hallmark of the lifestyle of the City of Boston. The planned development of the CGD as a commercial district containing the cultural and commercial core of the Chinese community in New England would:

- a. support the general lifestyle of the city
- b. guarantee the continued support and viability of the Chinese community in Boston
- c. support the overall development of the downtown core.

The specific objectives realized by application of the neighborhood development concept outlined above include:

- a. preservation of the ethnic identity of the CGD
- b. a method to realize the commercial, employment and residential needs of the Chinese community without resorting to a city-wide random development pattern
- c. create new employment to compensate for the loss of jobs for residents of the CGD inherent in the demise of the garment industry
- d. preventing the random demolition of unprofitable and/or underutilized buildings for parking lots
- e. preventing combat zone uses from moving into the area through zoning changes
- f. providing commercial and residential support to major urban renewal projects such as Park Plaza and South Station through utilization of the CGD as an employee residence area, a local commercial area, a tourist attraction, and a commercial district for concerns doing business with the commercial tenants of such urban renewal projects.

Another goal, that would be in the best interests of the city and the CGD, is the coordination of the CBD Reuse Study Area and the CGD into a major core area to accomplish the goals and objectives of the cosmopolitan neighborhood concept. The benefits realized by combining the two areas include:

- a. coordination of city improvements and capital expenditures in terms of commercial/residential support areas in the downtown core as a whole

- b. expansion of the commercial/residential base needed for the continued development of the Chinese community and the downtown core
- c. consolidation and preservation of manufacturing uses presently found in the combined areas

VIII. IMPLEMENTATION METHODOLOGY

The neighborhood development strategy outlined above can be realized through a coordinated effort by the city and the private interest groups in the CGD. This effort will cover three inter-related phases: conservation, rehabilitation, and redevelopment.

A. Conservation

An effective conservation effort in the CGD should be a broad program encompassing the physical, social, and economic structure of the CGD and the overall relationship of the CGD area to the downtown core.

Specific recommendations to accomplish this include:

1. Extension of the CBD environmental studies into the CGD; this includes sidewalks, streets, lights, etc., and inclusion of the area in the city's capital improvements budget.
2. Extension of the CBD traffic and transportation network study into the CGD.
3. Requesting the EDIC to study economic conditions relating to the garment industry and other industries that provide minority employment, and the overall impact of these economic conditions on the restructuring of the downtown core.

4. Examination of the city services such as trash and garbage pickup, street cleaning, etc., and the problems involved in delivering such services due to the physical and commercial characteristics of the CGD.

5. Preservation of the Chinese cultural/residential/community presence in the CGD through a memorandum of understanding between the city and the Chinese community.

6. Examination of zoning in the CGD, both alone and in conjunction with the CBD study to prevent migration of undesirable building uses.

B. Rehabilitation

Given the implementation of the conservation program outlined above as evidence of the city's interests in the CGD, a positive climate for landowner commitment to the overall rehabilitation of the CGD should be encouraged at this time. This private rehabilitation effort should be directed toward commercial/residential uses compatible with the overall strategy as outlined above.

Specific recommendations to accomplish this include:

1. Giving information and assistance in identifying and obtaining HUD and/or MHFA funding for private development in the area.
2. Giving special attention and assistance to rehabilitation of sites not specifically identified in this report as amenable to major rehabilitation. These sites were not listed due to land assembly problems caused by:

- a. a multiplicity of owners
- b. relatively high assessment values or zoning coverage
- c. site size and/or location in the area

Examples of sites in this category include:

- a. the row housing on Oxford Place
 - b. the row housing on Hudson Street
3. Giving special attention and assistance to rehabilitation of sites identified in this report as amenable to rehabilitation including:

- a. the 24-36 Kneeland Street site

C. Redevelopment

Given the city's commitment to an active conservation program and the re-enforcement of that program by private rehabilitation directed toward commercial/residential use, a comprehensive renewal or renewal/rehabilitation program is a vital component in the overall restructuring of the CGD.

There are sufficient sites in the CGD, if renewed or renewed and rehabilitated, in terms of the cosmopolitan neighborhood strategy, to guarantee the successful implementation of the above strategy without compromising the social and economic goals of all interested parties involved.

Specific sites recommended for such renewal and/or renewal/rehabilitation include:

1. the Phillips Square Site
2. the Harrison-Tyler Site
3. the Oxford-Edinboro Street Site



C. G. D. PROJECT

PROPOSED REVITALIZATION PLAN

HARD SITES



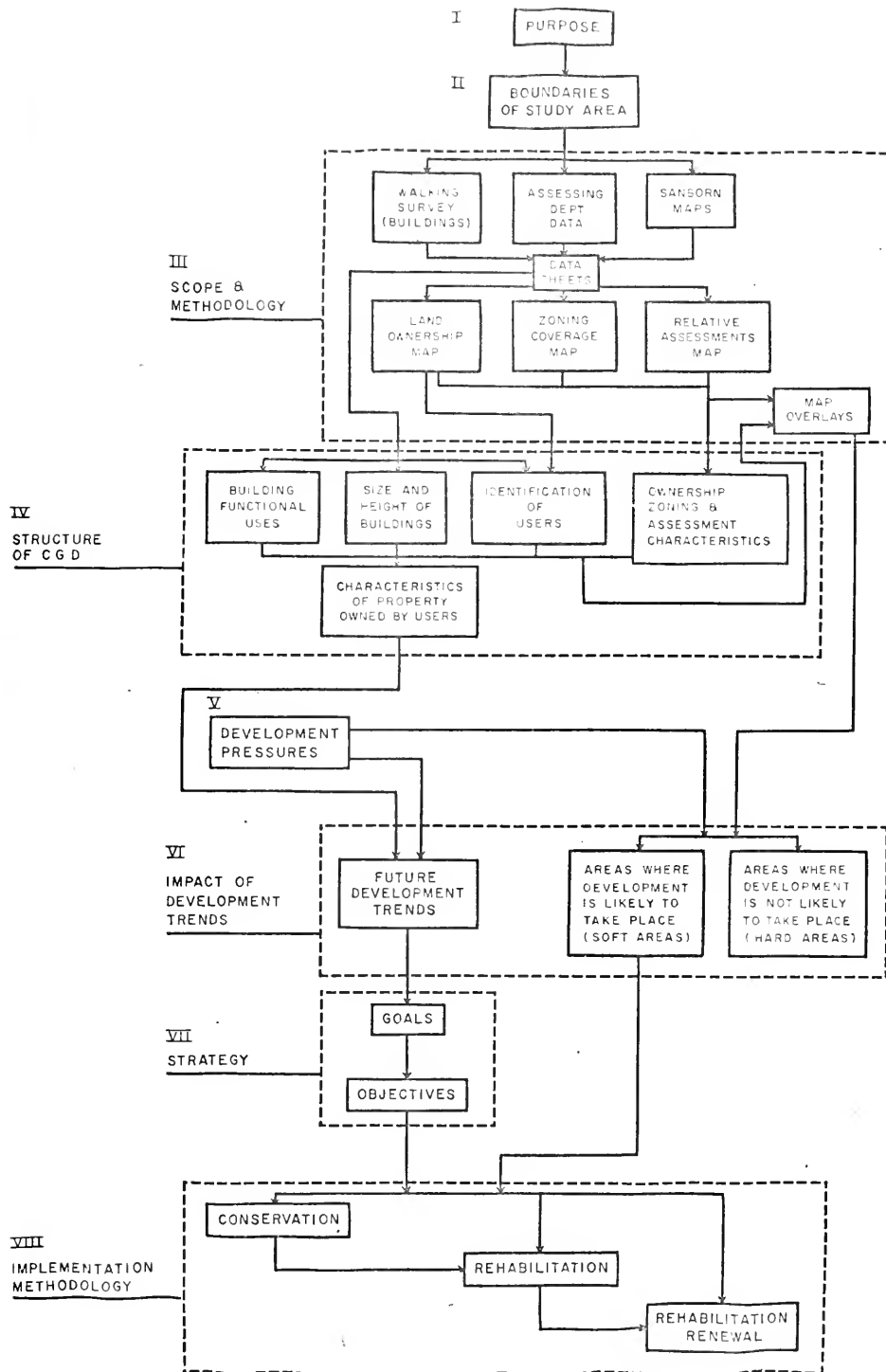
REHABILITATION/RENEWAL SITES

REHABILITATION SITES



PRIVATE REHABILITATION

APPENDIX I
PROJECT FLOW CHART



CGD PROJECT FLOW CHART

APPENDIX II

Land Ownership Map
Relative Assessments Map
Zoning Coverage Map



CGD PROJECT

LAND OWNERSHIP MAP

- | | | | |
|--|----------------------------|---|--------------------------------|
|  | CHINESE LAND AND BUILDINGS |  | NON CHINESE LAND AND BUILDINGS |
|  | NON CHINESE VACANT LAND |  | NON CHINESE VACANT LAND |



C.G.D. PROJECT

TOTAL ASSESSED VALUE PER LOT SQUARE FOOT

□ \$ 0.0 TO 5.99 AND TAX EXEMPT

□ \$ 6.0 TO 8.99

□ \$ 9.0 TO 16.99

▨ \$ 17.0 TO 30.99

▩ \$ 70.0 TO 140.00



C.G.D. PROJECT

ACTUAL BUILDING SQUARE FOOTAGE AS A PERCENT OF TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE UNDER ZONING LAWS.

	0 — 20 %		41 — 50 %
	21 — 30 %		51 — 100 %
	31 — 40 %		

APPENDIX III

Summary Tables

TABLE 1

Quantity and Height of Buildings in the CGD

The CGD Study Area encompasses approximately eight blocks and contains a variety of structures ranging from one to eleven stories in height. Listed below are the various heights of buildings found in the CGD and the approximate percentages of each.

<u>No. of Stories</u>	<u>Quantity in CGD</u>	<u>% in CGD</u>	<u>No. of Stories</u>	<u>Quantity in CGD</u>	<u>% in CGD</u>
1	5	5%	7	2	2%
2	7	7%	8	5	5%
3	49	46%	9	0	--
4	18	17%	10	0	--
5	8	7%	11	1	1%
6	11	10%			
				<hr/>	<hr/>
				106	100%

TABLE 2

Building Uses in the CGD

Because of the multiple and/or mixed building use patterns found in the CGD, any comparison of functional uses should be made on the basis of total building square footage per use, regardless of building size. Listed below are the identified building uses found in the CGD and their relative impact.

<u>Building Use</u>	<u>Total Sq. Ft.</u>	<u>% Total Sq. Ft.</u>
Residential	173,524	12%
Commercial	492,460	35%
Industrial	511,300	37%
Social/Community	93,042	7%
*Parking	35,185	3%
Vacant	<u>90,372</u>	<u>6%</u>
Totals =	1,395,883	100%

*Computed as floor area of single-story building.

TABLE 3

Chinese vs. Garment Industry Land Ownership*

<u>Owner</u>	<u>Square Feet</u>	<u>% of Total</u>
Chinese	123,421	43%
Garment Industry	<u>164,472</u>	<u>57%</u>
Total =	287,713	100%

*The term garment industry is used in a functional sense only. Many of the buildings occupied by the garment industry are owned by various realty companies and/or trusts and are rented to garment industry users. Garment industry totals also include Mass DPW and N. E. Tel & Tel holdings.

TABLE 4

Square footage available to the Chinese and garment industry* as a result of buildings owned by the CGD.

<u>Owner</u>	<u>Total Bldg. Sq. Ft.</u>	<u>% of Total</u>
Chinese	906,161	35%
Garment Industry	<u>489,722</u>	<u>65%</u>
Total =	1,395,883	100%

COMPARISON OF BUILDINGS BY STORY OWNED BY CHINESE AND GARMENT INDUSTRY* WITH RESPECT TO THE TOTAL BUILDING STOCK IN THE CGD AND EACH OTHER

Number of Stories	CHINESE OWNED				G/I OWNED				Remarks
	Quantity In CGD	% In CGD	Quantity Chinese		Quantity G/I		% CGD Total	% G/I Total	
			Chinese	%Chinese Total	G/I	%G/I Total			
1	5	5%	2	3%	3	9%	40%	60%	
2	7	7%	4	6%	3	9%	57%	43%	
3	49	46%	40	56%	9	26%	82%	18%	} 75% of all Chinese Bldgs. are } 3-4 story.Chinese own most of } this type bldg. in CGD.
4	18	17%	14	19%	4	12%	77%	23%	
5	8	7%	6	8%	2	6%	75%	25%	
6	11	10%	5	7%	6	17%	45%	55%	} most G/I Bldg. stock is } in these categories with } resulting large quantity } of square footage
7	2	2%	0	0%	2	6%	0%	100%	
8	5	5%	1	1%	4	12%	20%	80%	
9	0	-	-	-	-	-	-	-	
10	0	-	-	-	-	-	-	-	none in CGD
11	1	1%	0	0%	1	3%	0%	100%	
TOTALS	106	100%	72	100%	34	100%	-	-	

* See Note after Table 3.

TABLE 6

HOW THE CHINESE AND GARMENT INDUSTRY USE THE BUILDINGS THAT THEY OWN

HOW THE CHINESE USE THE BUILDINGS THAT THEY OWN

1. Chinese Uses

Residential	31.3%
Commercial	26.1%
Industrial	--
Social/Community	18.8%
Parking	1.6%
Vacant	5.6%

2. Garment Industry

Commercial	3.5%
Industrial	<u>13.1%</u>

Total 100.0%

TABLE 7

HOW THE GARMENT INDUSTRY USES* THE BUILDINGS THAT IT OWNS

1. Garment Industry Uses

Residential	2.3%
Commercial	33.2%
Industrial	49.2%
Social/Community	--
Parking	3.0%
Vacant	7.0%

2. Chinese Uses

Commercial	5.2%
Social/Community	<u>0.1%</u>

Total 100.00%

*See note at the end of Table 3

TABLE 8

Zoning in the CGD

The CGD is zoned as M-8 throughout. This means that the CGD is considered a light manufacturing area and that any building in the district can have up to eight times the lot square footage as building square footage. Therefore, any building not having eight times the lot square footage as building square footage can be considered as underutilized, although it may be heavily utilized in its present form. The following is a table expressing the square footage of buildings in the CGD, by owner, as a percentage of the total square footage allowed under the zoning law.

<u>% of Allowed Sq. Ft.</u>	<u>No. of Lots In CGD</u>	<u>Chinese Lots</u>	<u>% of Total Chinese Lots</u>	<u>Garment Industry* Lots</u>	<u>% of Total Garment Industry Lots</u>
** 0-20%	39	13	16%	26	52%
21-30%	19	14	17%	5	10%
31-40%	23	18	22%	5	10%
41-50%	19	16	20%	3	6%
51-100 %	31	20	25%	11	22%
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Totals =	131	81	100%	50	100%

* See note at the end of Table 3

** Includes Parking Lots

TABLE 9

RELATIVE ASSESSMENTS IN THE CGD

The following is a table of the assessed values, by owner, expressed as a percentage of the total number of lots owned. Assessed values are expressed in dollars per square foot of lot size to compensate for different lot areas.

<u>Assessed Value Per Lot Sq. Ft.</u>	<u>No. of Lots</u>	<u>Chinese Lots</u>	<u>% Total Chinese Lots</u>	<u>Garment Industry* Lots</u>	<u>% Total Garment Industry Lots</u>
\$ 0.0 to 5.99	18	15	19%	3	6%
\$ 6.0 to 8.99	41	28	35%	13	26%
\$ 9.0 to 16.99	42	30	37%	12	24%
\$17.0 to 30.99	24	7	8%	17	34%
\$70.0 to 140.00	6	1	1%	5	10%
	131	81	100%	50	100%

* See Note at End of Table 3.

APPENDIX IV

Immigration Data

IMMIGRATION FIGURES

From China (including Taiwan) to the State of Massachusetts

Year	Area	No. of Persons	U. S. Totals
6/30/66	Massachusetts	480	
	Boston	312	Rural - 306
	Cambridge	25	Urban - 2,341
	New Bedford	6	Cities - 10,975
	Springfield	2	
	Worcester	9	
6/30/67	Massachusetts	697	
	Boston	355	Rural - 437
	Cambridge	63	Urban - 4,552
	New Bedford	4	Cities - 14,569
	Springfield	10	
	Worcester	8	
6/30/68	Massachusetts	481	
	Boston	257	Rural - 267
	Cambridge	51	Urban - 3,290
	New Bedford	5	Cities - 9,035
	Springfield	1	
	Worcester	7	
6/30/69	Massachusetts	472	
	Boston	211	Rural - 554
	Cambridge	41	Urban - 3,964
	New Bedford	3	Cities - 10,738
	Springfield	5	
	Worcester	3	
6/30/70	Massachusetts	374	
	Boston	154	Rural - 387
	Cambridge	52	Urban - 4,353
	New Bedford	2	Cities - 9,316
	Springfield	0	
	Worcester	3	

Rural (Population less than 2,500)

Urban (Population 2,500-99,999)

Cities (Population 100,000 or more)

IMMIGRATION FIGURES (CONTINUED)

U.S.	Less than 5	5-9	10-19	20-29	Age Breakdown -- 1970		50-59	60-69	70-79	80-	Total
					Male						
ina uding wan)	114	198	642	1,624	2,149	987	534	277	114	21	6,660
Kong	323	487	785	152	109	41	17	8	3	1	1,926
					Female						
ina	134	220	712	2,936	1,496	815	538	366	170	46	7,433
Kong	304	416	716	313	106	47	19	8	7	1	1,937

IMMIGRATION FIGURES (CONTINUED)

Occupational Breakdown - 1970

	China	Hong Kong
Professional & Technical Kindred Workers	3,715	209
Farm Management	18	-
Managers, Officials	544	36
Clerical & Kindred Workers	603	97
Unskilled Workers	137	18
Craftsmen, Foremen Kindred Workers	325	22
Domesticatives & Kindred Workers	575	44
Private Home Workers	218	5
Domestic Servant Workers	980	47
Unskilled Farm Laborers	13	3
Unskilled Laborers	164	15
Housewives & Children	6,801	3,367

SOURCE: Immigration and Naturalization
Service - Annual Reports
1966-1970

Robert Wong

10/72

APPENDIX V

Sample Data Sheet



CGD PROJECT

LOCATION

ADDRESS _____ BLOCK _____

OWNERSHIP

TITLE _____

CHINESE _____ NON CHINESE _____

WARD _____ PARCEL NO. _____

VAL. LAND _____ VAL. BLDGS. _____

TOTAL VAL. _____ EXEMPT _____

AREA

LOT SQ. FT. _____ SQ.FT./FLOOR _____

NO. FLOORS _____ USABLE FLOOR SQ.FT. _____

USES

TYPE OF USES SQ./FT.

<u>TYPE OF USE</u>	<u>CHINESE</u>	<u>NON CHINESE</u>	<u>VACANT</u>
RESIDENTIAL	_____	_____	_____
COMMERCIAL	_____	_____	_____
INDUSTRIAL	_____	_____	_____
SOCIAL/COMMUNITY	_____	_____	_____
PARKING.	_____	_____	_____
TOTALS	_____	_____	_____

REMARKS

SOUTH COVE c.1
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Land use and physical develop-
ment in the CGD.

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